

## TEXAS TRANSPORTATION COMMISSION

HIDALGO County

### MINUTE ORDER

Page 1 of 1

PHARR District

In the City of Weslaco, Hidalgo County, on I-2, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1041, at Page 200, Deed Records of Hidalgo County, Texas.

A portion of the land, which portion is described in Exhibit A, (the tract) is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

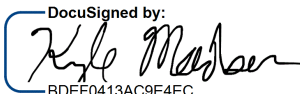
The City of Weslaco, Texas, is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$670,000.

The commission finds \$670,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

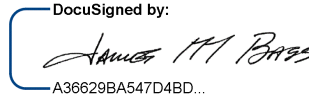
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Weslaco, Texas for \$670,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
BDEF0413AC9E4EC

Director, Right of Way Division

DocuSigned by:  
  
A36629BA547D4BD...

Executive Director

115882 Oct 29 2020

Minute	Date
Number	Passed

Exhibit A

County: Hidalgo  
Highway: Interstate Highway 2  
RCSJ:

Page 1 of 3  
September 8, 2020

TRACT 1

Being 53673 square feet or 1.2322 acres of land situated in Hidalgo County, Texas, and being out of Pike Boulevard right of way and out of a 3.70 acre tract in State Highway right of way in Farm Tracts 10 and 15, West Tract Subdivision as per map recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said Pike Boulevard right of way being dedicated by said West Tract Subdivision map, and said 3.70 acre State of Texas highway right of way being conveyed to the State of Texas by the City of Weslaco per deed filed for record on August 17, 1962 and duly recorded on August 20, 1962 in Volume 1041, Pages 200-206, Hidalgo County Deed Records, and said 53673 square feet or 1.2322 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of said 3.70 acre tract, said point bears North 01°12'04" West 25.00 feet and North 88°47'56" East 20.00 feet from the southwest corner of said Farm Tract 10; Thence North 88°47'56" East, 641.30 feet, with the north right of way line of Mile 8 North Road (Pike Boulevard) to a point; Thence South 01°12'04" East, 50.00 feet to a ½-inch iron rod found for the southeast corner and POINT OF BEGINNING of said tract herein described, and having surface coordinates North 16587550.07, East 1157190.73;

- 1) THENCE, South 88°47'56" West (map West), 293.26 feet, with the south line of said Mile 8 North Road (Pike Boulevard) to a ½-inch iron rod with a plastic cap stamped "R&A" found for corner;
- 2) THENCE, North 32°11'16" East, 19.50 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for corner;
- 3) THENCE, North 57°48'44" West, 289.68 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for an angle point;
- 4) THENCE, North 27°03'40" West, 48.90 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for an angle point;
- 5) THENCE, North 03°41'05" East, 53.91 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for an angle point;
- 6) THENCE, North 61°04'09" East 29.68 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for the northwest corner of said tract herein described;

Exhibit A

County: Hidalgo

Highway: Interstate Highway 2

RCSJ:

Page 2 of 3

September 8, 2020

TRACT 1

- 7) THENCE, South 61°32'42" East, 550.92 feet to a ½-inch iron rod with a plastic cap stamped "R&A" set for an angle point;
- 8) THENCE, South 69°08'30" East, 38.96 feet to the POINT OF BEGINNING and containing 53673 square feet or 1.2322 acres of land more or less.

Surveyed: May 6, 2019

Basis of bearings: Texas State Plane Coordinate System, South Zone (4205)

20159N

9-08-2020



Reynaldo Robles, R.P.L.S. #4032



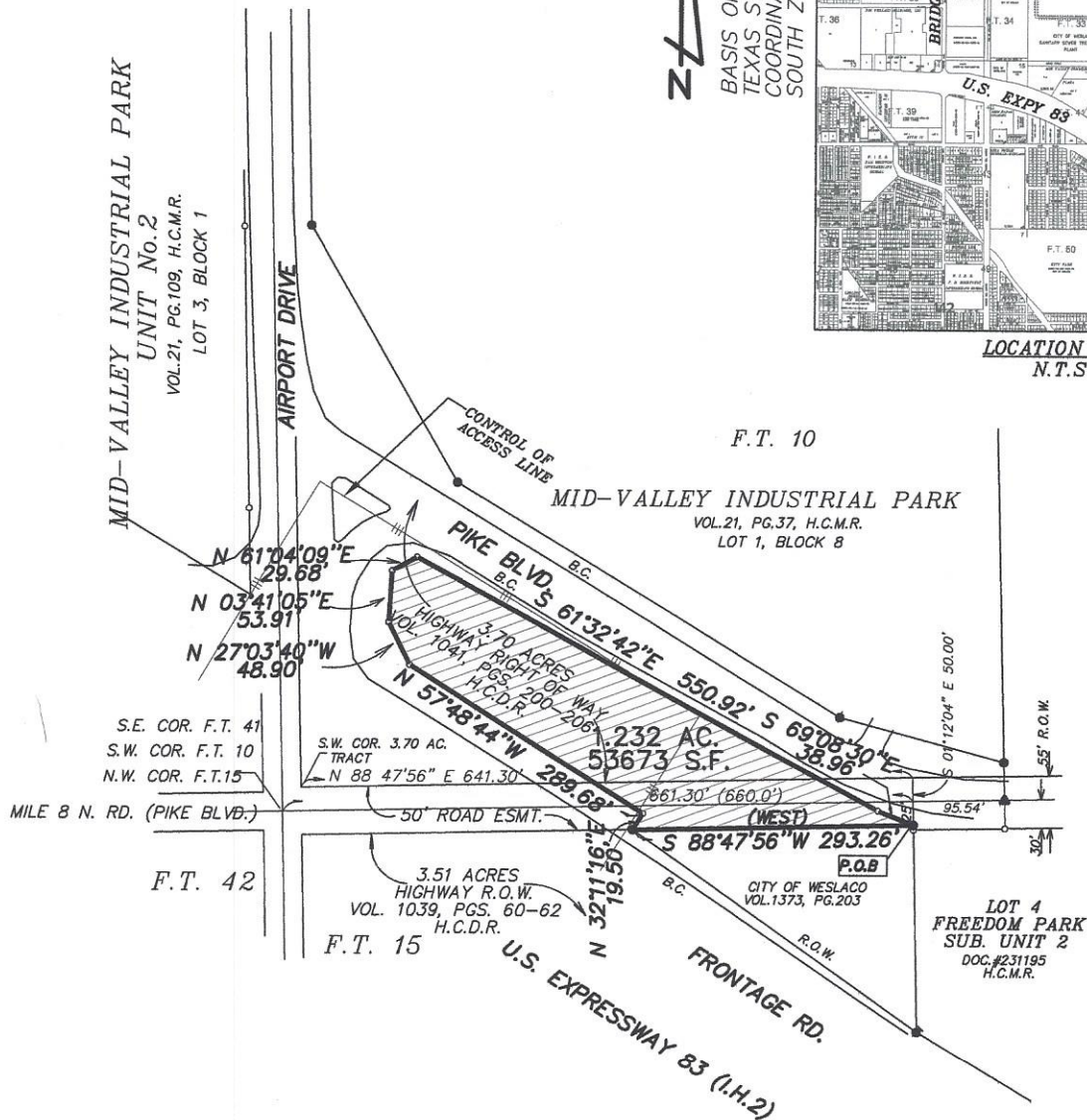
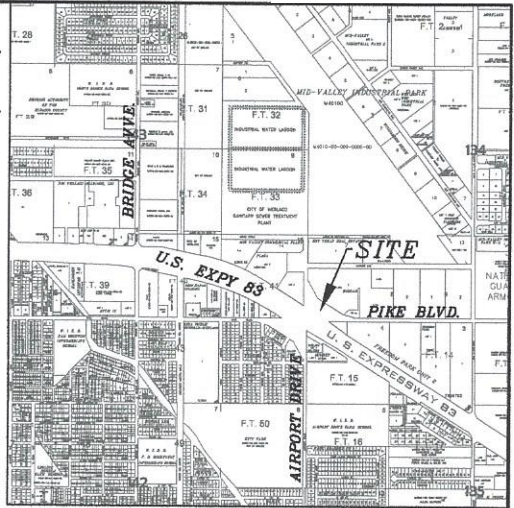


## LEGEND

- Set 1/2" iron rod with a plastic cap stamped "R&A"
- Found 1/2" iron rod
- Found 3/4" iron pipe
- Found PK NAIL
- ( ) Deed of map call
- ▲ Found cotton picker spindle

## Exhibit A

20159NE  
BASIS OF BEARINGS:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE (4205)



**SURVEY PLAT OF TRACT 1  
BEING 1.2322 ACRES (53673 SQUARE FEET)  
OF LAND OUT OF  
FARM TRACTS 10 AND 15, BLOCK 154  
WEST TRACT SUBDIVISION  
HIDALGO COUNTY, TEXAS**  
PER MAP RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF FIRM COMMUNITY PANEL No. 480349 0005 B. DATED MARCH 4, 1980.

REYNALDO ROBLES  
4032  
PROFESSIONAL  
LAND SURVEYOR

PREPARED FOR: CITY OF WESLACO

**RA** ROBLES AND  
ASSOCIATES, PLLC

PROFESSIONAL LAND SURVEYORS

P.O. BOX 476  
107 W. HUISACHE ST.  
WESLACO, TEXAS 78596

PHONE (956) 968-2422  
FAX (956) 969-2011  
FIRM No. 10096700

SURVEYED: 05-06-19

DRAWN BY: PG/05-19-19

SCALE: 1"=200'

JOB No. 20159NE

TITLE  
COMMITMENT No.

REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL  
EMBOSSED SEAL OF SURVEYOR OF RECORD.

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*Reynaldo Robles*  
REYNALDO ROBLES, R.P.L.S. #4032